

**Annual Homewood Homeowner's Association Meeting**  
**September 2, 2012**

All board members are in attendance (Powell, Gray, Grebitus, Turner, Sayles, Bryant & Stone)

President Powell started the meeting at 10:08 am

Secretary Stone asked for approval of the Annual HHOA Minutes from 2011. Motioned and Seconded (M/S) to approve said minutes as presented. Motion passed unanimously.

Treasurer's Report - Carole Gray presented the HHOA statement of financial condition for January through August 2012 (attached), which shows \$12,793 in income, \$5,594 in expenses, and \$19,509 in accrued legal fees (to Curt Sproul, attorney, for his MOU work on behalf of the HHOA). The report shows the HHOA has \$27,083 in checking and a CD. It was M/S to approve the Treasurer's report as presented. Motion passed unanimously. President Powell wanted to explain the accrued legal fees to the membership. He mentioned that all of the outstanding legal fees are due to Curt Sproul for Curt's work representing the HHOA on the MOU with Placer County regarding the street end parcels. He wanted to remind the HHOA membership that approximately \$50,000 of Topol's \$100,000 original commitment to the HHOA for any future legal fees remained unutilized. This commitment was tied to Topol's property. As such, the Buyer of Topol's property had committed to funding the remaining unutilized \$50,000 once the Buyer obtained his revised building permit for the Topol property.

Bike Trail - Cindy Gustafson presented the final bike trail alignment plan through Homewood that has been agreed to by all the necessary parties. It is now in final design and seeking funding approval. The plans include a separate bridge across Madden Creek for the bike trail. They will try to incorporate the bike trail construction with the move of Highway 89 by CAL TRANS. The bike trail will not be built before CAL TRANS highway 89 construction commences, which is estimated to be in 2014. If they can not tie in with the Highway 89 construction modifications, the bike trail would not be built until 2015.

Friends of the West Shore presented on the Tahoe Regional Plan update and the West Shore Community Plan update

Tahoe Regional Plan update was presented by Alex Leff. Draft comments were received in April 2012. TRPA is reviewing all comments. The final EIR will be released mid-October with potential implementation by the end of 2012.

West Shore Community Plan update was presented by Judy Tornese. The plan must comply with the Regional Plan (can be more restrictive but not less restrictive than Regional Plan). The objective is to keep the rural atmosphere of the West Shore. It encompasses three villages/areas: Sunnyside; Homewood, and; Tahoma. The plan will take another 8-12 months to be developed. Tahoe City is looking at a roundabout at the Savemart intersection. There will be a Placer Town Hall meeting on Oct. 17th at 6 pm in the Kings Beach Events Center to discuss the plan.

Homewood Mountain Resort update - Owner Art Chapman stated that the HMR project EIR was approved December 2011. There are two current court cases challenging the environmental findings in the EIR. If the cases are resolved by the end of the year, HMR is now engineering and resizing/downsizing the project based on the economic conditions. They will be working on construction drawings and permits in 2013 and hope to start development of Phase 1 in 2014 (Gondola, base lodge, mid-mountain lodge and ice rink).

Beach Parcels Committee - Chair Allen Sayles reported that eight people attended the Beach Parcels Committee meeting on 9-1-12. they discussed placing signs on the street end beach parcels (and some related legal and insurance questions) and the possibility of placing some signs on the lake in the buoy field to slow boater speeds in the area. They decided to refer these items on to the board.

Wildlife Bear Report - Ann Bryant told members to call the Lake Tahoe Wildlife Care of the Bear League if they have any stray wildlife concerns/needs. She also warned that bears are finding opened and unlocked windows and doors (their primary entry point). She said that a severe drought this fall will make the bears come down to the lake to drink (and eat). She encourages electrification of all doors and windows in homes because it works (cost averages about \$600 for a small cabin). Ann stated that dog barking devices will also discourage bears.

HHOA status - President Powell reported that the HHOA has 84 members at present. He also reminded

the members that the by laws state that all checks must have 2 signatures. He asked the membership to extend the vote on amending the by laws regarding this matter for 2 weeks to allow additional members the opportunity to vote on this by law amendment. It was M/S to extend the voting period by two weeks for this by law amendment vote only. Motion passed unanimously.

Election of Directors Results - There were 39 ballots cast and all four board members on the slate were re-elected for another two year term (Carole Gray, Allen Sayles, Bryan Turner & Ann Bryant). Board members Powell, Grebitus & Stone will remain on the board as their terms do not expire until 2013.

Topol property buyer - Pete Mulligan introduced himself to the HHOA membership, and informed us that he had closed on the acquisition of the Topol property. He intends to sell the six homes as single family homes, not time shares (the three other units still remain fractional interests as Pete did not acquire these). Vertical construction of the homes/lots acquired should start in spring 2013 (all will be 3 or 4 bedroom units with 3 baths...approximately 2,500 sq. ft. each with a carport and joint ownership of the pier). Pete acknowledged he plans to pay the HHOA's accrued legal fees owed to Curt Sproul shortly, and that he is pleased to now be a dues paying member of the HHOA.

The meeting was adjourned at 11:15.

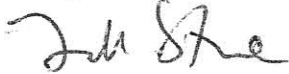
Respectfully submitted,

Todd Stone  
Secretary  
HHOA Board

Next meeting will be held in late January 2013 at the Sutter Club in Sacramento.

The meeting was adjourned at 12:50

Respectfully submitted,



Todd Stone  
Secretary  
HHOA Board

PLEASE SIGN IN  
and VOTE

name	email
Steve & Marissa Kennedy	<del>antpassiondesign@</del> <del>yahoo.com</del>
Mary Alice and Bruce Carswell	yes.
JANETT & FRANK NEBER	yes
Ann Bayant	✓

# PLEASE SIGN IN and VOTE

Name	email
Colleen & Bob Chagnier	✓ John.hartshorn@compaq.com
John Hartshorn	
Barry W. Phoney	
Jinda Lawrence	✓ LNA-BIGRED@EARTHLINK.net
Jacquelyn Junk-Nom	
S.A. Connell	
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Gordon Woodbury	
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